

Bluebells

AT POLEGATE



...it's home



HILLVALE
HOMES

CRAFTED WITH VISION



Perfectly placed for town, country and coastline

Just five miles from the coast at Eastbourne, one hour and 20 minutes from London by train, and no distance at all from glorious countryside, Polegate makes an excellent place to live and grow.

Enjoying a fine heritage that embraces Roman roads, a medieval abbey and an ancient highway from the capital to the sea, Polegate is a thriving community that warmly welcomes visitors and residents alike. Local amenities include shops, library and medical centres; there is also a well established Primary school in the village, with secondary and private schools close by.

Bluebells is a charming and thoughtfully laid-out private estate just minutes from the centre of Polegate and moments from a recently opened Lidl supermarket. With its own exclusive entrance leading to a series of cul de sac avenues, Bluebells is quiet and private, with no through traffic.



an ideal location

Travel connections from Polegate are first-class, with direct rail links to London Victoria (1 hour 20 mins), Lewes and Eastbourne.

Road links are also excellent; the A22 bypasses the village, leading south to Eastbourne, whilst also providing rapid links northward to the M25 - and to the M23, for Gatwick Airport.

The A27 is a fast major road that runs along the south coast, providing easy access to a number of principal coastal towns.

Polegate is an ideal place from which to explore the local landscape: the Cuckoo Trail, a 14 mile surfaced path; which is also a part of the national cycle network and very popular with keen cyclists, follows a former railway line to the market towns of Heathfield and Hailsham; medieval Otham Abbey and a tower windmill are also close to the village, whilst five miles away is Arlington Bluebell Walk, with easily manageable paths covering three working farms. Nearby Pevensey Levels are a rare marshland habitat, and the adjacent bay features the lovely village of Pevensey.

For longer days out, the Sussex Downs' chalkland hills and valleys reach to the coast, where white cliffs rise to hundreds of feet.

20 miles north, embracing Royal Tunbridge Wells, is The Weald,

whose high open landscapes are a haven of wildlife, archaeological sites and picture perfect villages.

13 miles west of Polegate is Lewes, a historic town and battle site with a splendid castle; other nearby towns and cities include coastal Brighton, Newhaven, Bexhill, Hastings – and, closest of all, Eastbourne, whose theatres and galleries are complemented by museums and gardens, esplanades and promenades.

The town also has a wealth of fashionable bars and restaurants, shopping and nightlife, and is benefiting hugely from a multi-million-pound regeneration scheme that includes new retail, restaurant and leisure facilities. This extensive improvement programme is re-defining Eastbourne as a widely popular UK destination town for leisure, pleasure and culture.



Bluebells offers a range of stylish, contemporary properties in different sizes, styles and layouts, arranged round quiet cul de sac avenues, and with plenty of surrounding natural greenery.

something for everybody

Whatever home you're looking for, you'll find just the property you need at Bluebells – because every house is full of unique character and individuality, with family friendly features and layouts.

Each incorporates designs derived from East Sussex architectural styles, with artisan brickwork, rendering, weatherboarding and angled roofs of different pitches and designs.

High quality building materials have been especially chosen for appearance and durability, creating well proportioned and handsome façades.

Properties also have private gardens, whilst generous vehicle parking is provided by detached or integral garages, plus immediately adjacent parking areas. Gardens are laid to lawn, with every opportunity to create landscapes of character and year round colour.



The Langford – 2 BEDROOM

Attractively finished in local-style brick or render (or a combination of both), the Langford is a spacious mid-terraced two-bedroom home with parking space.

Built over two storeys, the Langford has French door access to rear patio and garden from family and kitchen areas, which are free flowing and open-plan throughout.



The Hamilton – 3 BEDROOM

The Hamilton is presented in an attractive choice of external designs, including semi-detached and end-of-terrace variants, each with a choice of different rooflines.

In addition, there is a range of distinctive external features, such as Juliet balcony, to create further individuality - with garage adjoining the side of the house.



The Norbury – 4 BEDROOM

The Norbury is a handsome four bedroom family property which is either detached or semi-detached, with striking angled rooflines to the front and side.

Properties benefit from large picture windows and there are glass fronted Juliet balconies on the first floor. The Norbury features brick, weatherboard and render finishes, with the garage carefully integrated into the overall design of the property.

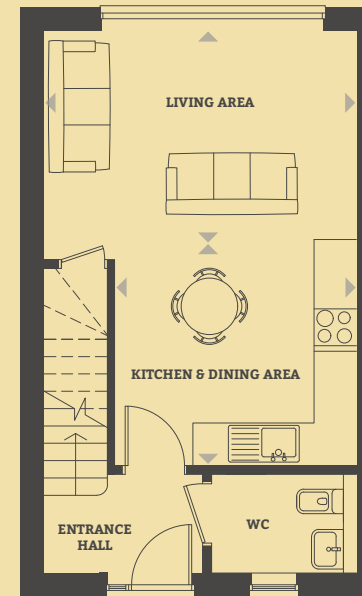


The Ashbury – 4 BEDROOM

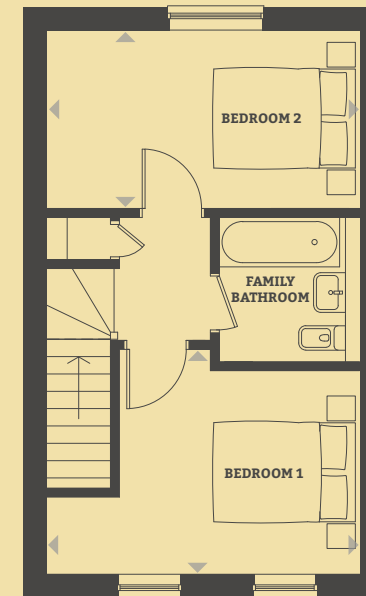
Featuring stepped, angled and extended rooflines to create a pleasingly organic effect, The Ashbury is a substantial semi-detached four bedroom property finished in a combination of characteristically local weatherboard, render and brick finishes, creating bright, attractive façades. Interiors are well lit, spacious and exceptionally welcoming. The Ashbury includes an integral garage.



A CHARMING MID-TERRACE PROPERTY
WITH OPEN-PLAN INTERIORS



GROUND FLOOR



FIRST FLOOR

The Langford 2 BEDROOM

Finished in brick or render and combinations of both, these handsome two bedroom mid-terrace properties are built over two storeys.

Interiors are light and open plan, with French door access to rear patio and garden areas. Both bedrooms share a spacious family bathroom.

GROUND FLOOR

Living Area
3244 x 4420mm | 10' 8" x 14' 6"

Kitchen & Dining Area
2910 x 3420mm | 9' 7" x 11' 3"

FIRST FLOOR

Bedroom 1
3168 x 4420mm | 10' 5" x 14' 6"

Bedroom 2
2522 x 4420mm | 8' 3" x 14' 6"



The Hamilton

3 BEDROOM

The Hamilton is available in semi-detached and end of terrace variants, each incorporating different and striking rooflines, as well as varying external features, such as Juliet balconies and attached garages.

There is a downstairs study to the front of the property - and, upstairs, an ensuite bathroom to the master bedroom. The remaining two bedrooms share a family bathroom.

GROUND FLOOR

Living Area
2836 x 5184mm | 9' 4" x 17' 0"

Kitchen & Dining Area
3496 x 4142mm | 11' 5" x 13' 7"

Study
2000 x 2149mm | 6' 7" x 7' 1"

Garage
6310 x 3273mm | 20' 8" x 10' 9"

FIRST FLOOR

Master Bedroom
4585 x 2808mm | 15' 1" x 9' 3"

Bedroom 2
3747 x 2958mm | 12' 4" x 9' 9"

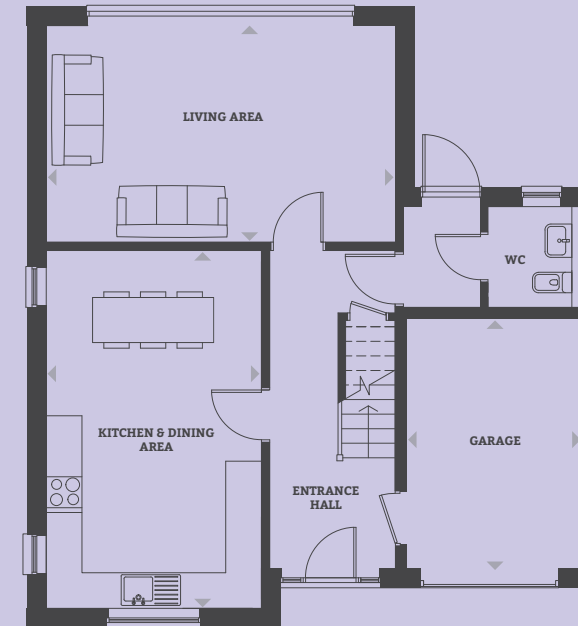
Bedroom 3
2836 x 2251mm | 9' 4" x 7' 5"



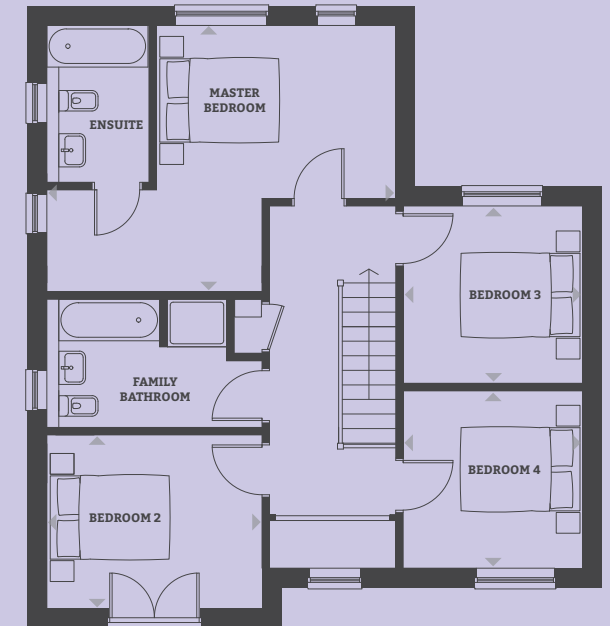
SHOWN HERE IN SEMI-DETACHED STYLE,
WITH ADJOINING GARAGE



A FOUR-BEDROOM HOME, SHOWN HERE
IN DETACHED STYLE WITH INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR

The Norbury

4 BEDROOM

Featuring four bedrooms, this spacious family home includes a separate living area from the kitchen and dining area, and is available in detached or semi-detached formats, with angled rooflines and glass-fronted Juliet balconies, plus brick, weatherboard and render finishes. The garage is integrated into the overall design of the property.

GROUND

Living Area
3645 x 5870mm | 11' 11" x 19' 3"

Kitchen & Dining Area
6023 x 3620mm | 19' 9" x 11' 11"

Garage
4218 x 2966mm | 13' 10" x 9' 9"

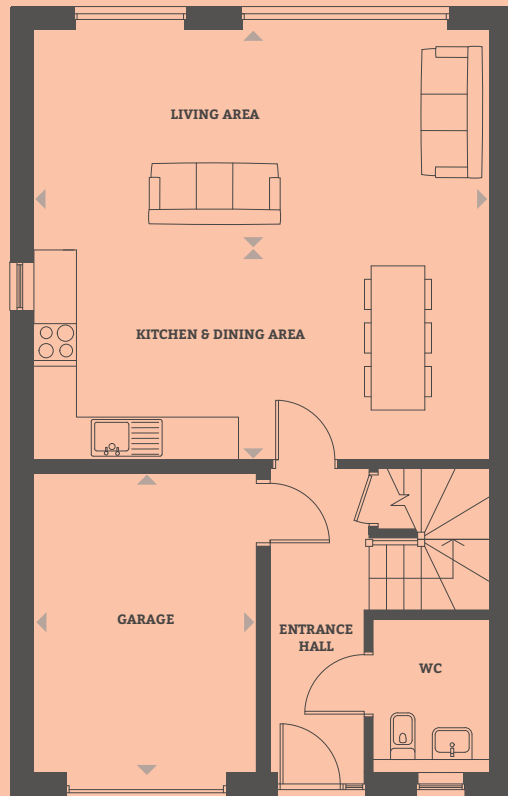
FIRST

Master Bedroom
4482 x 5870mm | 14' 8" x 19' 3"

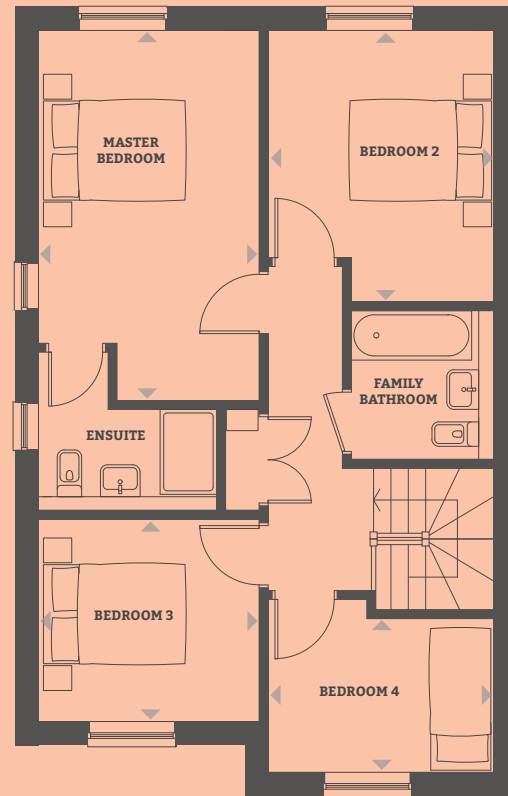
Bedroom 2
2917 x 3620mm | 9' 7" x 11' 11"

Bedroom 3
2985 x 3013mm | 9' 10" x 10' 0"

Bedroom 4
2985 x 3013mm | 9' 10" x 10' 0"



GROUND FLOOR



FIRST FLOOR

The Ashbury 4 BEDROOM

These large semi-detached four-bedroom homes display weatherboard, render and brick exterior façades, adding variety style and finish.

Integral garages are incorporated into the overall design and property interiors are flooded with natural light. There is a downstairs WC, and the master bedroom enjoys ensuite facilities.

GROUND FLOOR

Living Area
3097 x 6421mm | 10' 2" x 21' 8"

Kitchen & Dining Area
2963 x 6421mm | 9' 9" x 21' 1"

Garage
4250 x 3163mm | 13' 11" x 10' 5"

FIRST FLOOR

Master Bedroom
5230 x 3120mm | 17' 2" x 10' 3"

Bedroom 2
3834 x 3176mm | 12' 7" x 10' 5"

Bedroom 3
2859 x 3137mm | 9' 5" x 10' 3"

Bedroom 4
2441 x 3159mm | 8' 0" x 10' 4"



SHOWN HERE AS TWO NEIGHBOURING
SEMI-DETACHED PROPERTIES

superior specification

Every Bluebells home is individually planned and constructed with craftsmanship and care. Interiors demonstrate uncompromising dedication to quality, with superior specifications and finishes throughout.

Kitchens include a full range of fitted appliances, and layouts are open plan, allowing a free flow of movement between family rooms, dining and kitchen areas.

Natural illumination is provided by large strategically placed windows – plus flush mounted downlighters, creating interiors that are warm, calm and welcoming.

Bathrooms and en-suites feature high-quality tiling, plus high gloss chromium fixtures and fittings.

Through skilled placement of French windows, interior living areas blend seamlessly with exterior spaces, so that gardens effortlessly become outdoor rooms in warmer weather.



Entrance Hall

Painted composite wood-finish entrance door, with multi-point locking system and polished chrome ironmongery.

Coir doormat to entrance.

Oak composite timber flooring.

Satin-painted balustrade and handrail to stair.

WC

White basin with chrome mixer tap.

Wall-mounted soft-close WC with concealed push-button cistern.

Oak composite timber flooring.

Living Area

Oak composite timber flooring.

Kitchen

Matt-coloured two-tone kitchen with fully integrated appliances, to include:

- Induction four-ring hob
- Multi-function single oven
- Extractor hood
- Fridge-freezer
- Dishwasher
- Washing machine with dryer

Stainless steel sink with chrome mixer tap.

Contemporary 'Earthstone' work surfaces and upstand in 'Nordic' colour shade.

Oak composite timber flooring.

Bedrooms

Fully fitted carpet.

Bathroom & Ensuite

Porcelain tiling to walls and floors.

White bath and integrated bath tap.

Shower fed by wall-mounted thermostatic shower control to hand shower and wall-mounted shower head, with shower screen.

Shower cubicle with overhead rain shower and mounted hand shower.

Wall-mounted soft-close WC with push-button cistern.

Polished chrome sanitary ware fittings.

Polished chrome heated towel rail.

Fully tiled floors and partially tiled walls.

Heating and Electrical

Gas central heating and hot water system powered by combination boiler.

Ground floor heated with under-floor heating system.

First floor fitted with stylish Planner radiators.

Wired for Freeview and SkyQ in the living area.

Flush downlighters in specific areas and energy-efficient lighting to all rooms.

Dimmable lighting in the living room and kitchen.

TV and telephone point in main reception.

PV Solar panels, providing electricity that feeds into the main power supply system, so as to reduce demand for electricity from the National Grid during daylight hours.

Smoke detectors.

General

Solid wood interior doors with satin chrome ironmongery.

Satin-white painted skirting.

Neutral paint palette on walls throughout.

Windows

Fully locking UPVC double-glazed windows throughout.

UPVC double-glazed patio doors to rear garden.

Solid glass Juliet balconies.

Outside Space

Grassed rear gardens.

Paved patio area with grey flags.

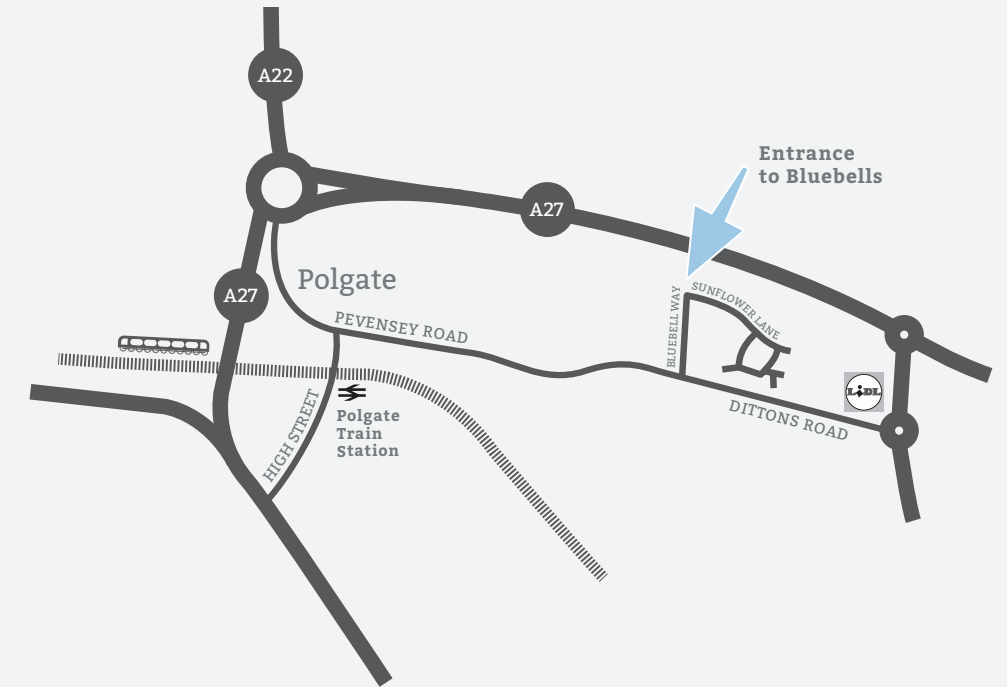
Parking

Garages vary in size.

Garage doors are steel up-and-over garage doors in white.

Warranty

10-year CRL new homes warranty cover.



THE BLUEBELLS MASTERPLAN

Bluebells is accessed from Dittons Road, which leads both to the centre of Polegate, and to the ring road that circumvents the village.

From Dittons Road, Sunflower Lane incorporates a ninety degree right turn, which has a natural traffic calming effect as it leads onto the Bluebells estate.

There is a single circular route through the estate, leading to a series of cul-de-sac avenues, so there is no through traffic, promoting peace and quiet, safety and calm. Bluebells is tree-lined, with many areas laid to lawn and shrubbery.

PHASE 1

- THE LANGFORD** - 2 bedroom
Mid-terrace with parking
- THE HAMILTON** - 3 bedroom
Semi-detached or end-of-terrace, with parking or garage
- THE NORBURY** - 4 bedroom
Detached or semi-detached with integral garage
- THE ASHBURY** - 4 bedroom
Semi-detached with integral garage



CRAFTED WITH VISION

We are dedicated to creating homes and communities that provide a warm, safe and secure environment for individuals, couples and families, thanks to careful planning, consideration for the local environment, and the creation of living spaces that blend in perfectly with their surroundings.

We are also committed to creating homes that will take their rightful place in the heritage of their local and regional communities, through the timeless essence of their designs – and through the durability of the high quality materials from which they are crafted.

BLUEBELLS

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HILLVALE
HOMES

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HELP TO BUY AVAILABLE
ON ALL PROPERTIES

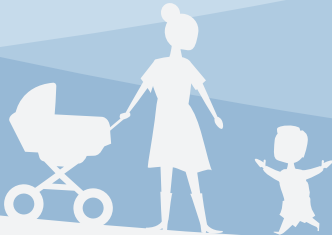
If you believe you need financial help to acquire the property you want, we can help you purchase a home in accordance with the Government's Help to Buy scheme. Under the scheme, the Government will lend you up to 20% of the cost of your newly built home.



All properties are covered by the CRL ten-year warranty, protecting you and your property in the unlikely event of any structural issues that may arise within that period.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, CGI's and plans are for guidance only and are not necessarily comprehensive. April 2018

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